

## **CHICAGO PLAN COMMISSION**

**121 North LaSalle Street**

**10:00 A.M.**

**2<sup>nd</sup> Floor, City Hall**

**Chicago, Illinois 60602**

**December 20, 2018**

### **AGENDA**

#### **A. ROLL CALL**

#### **B. APPROVAL OF MINUTES FROM THE November 15, 2018 CHICAGO PLAN COMMISSION**

#### **C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:**

##### Adjacent Neighbors

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 953 North Drake Street to Dennis Bonilla (18-075-21; 27<sup>th</sup> Ward).

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 2715 East 75<sup>th</sup> Place to Dimas Hinojosa (18-075-21; 7<sup>th</sup> Ward).

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 4156 South Wentworth Avenue to Tanya Sweeney (18-075-21; 3<sup>rd</sup> Ward).

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 5009 South Wabash Avenue to Shelton Edwards (18-075-21; 3<sup>rd</sup> Ward).

##### Negotiated Sale

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 211 South Bell Avenue to Maurice Barnes (18-076-21; 27<sup>th</sup> Ward).

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4848-52 West Lake Street to Numair Rashid All Around Real Estate, Inc. (18-077-21; 28<sup>th</sup> Ward).

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2341-43 West Adams Street to Mr. Melvin Bailey and Mr. Mike Joudeh MKB Business Strategies/Joudeh Investments, LLC Joint Venture (18-079-21; 27<sup>th</sup> Ward).

### Disposition

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1130 West Lawrence Avenue to Farpoint Acquisitions, LLC and Uptown HM Investments, LLC (and/or affiliate entities) (18-078-21; 46<sup>th</sup> Ward).

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located 335-347 East Garfield Boulevard to Lake Park Associates, Inc (18-080-21; 3<sup>rd</sup> Ward).

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located 6941 South Stony Island Avenue to Diamond Real Estate Management, LLC. (18-081-21; 5<sup>th</sup> Ward).

## D. EQUITABLE PARTICIPATION EXECUTIVE ORDER UPDATE

## E. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed planned development, submitted by New Congress LLC, for the property generally located at 2117-2163 North Milwaukee Avenue. The site is currently zoned B3-1 (Community Shopping) and C1-1 (Neighborhood Commercial). The applicant is proposing to rezone the site to B3-3 (Community Shopping) prior to establishing a Residential Business Planned Development. The proposed development will be comprised of two sub-areas. Sub-Area A is the site of the Chicago Landmark Congress Theatre which will be renovated and is to contain retail uses, theatre use, 14 dwelling units and 50 hotel keys. Sub-Area B will be the site of a proposed seven-story, mixed-use building with retail uses on the ground floor and 72 Dwelling units on the floors above. (18896; 1st Ward)
2. A proposed amendment to Planned Development No. 1303, submitted by 808 North Wells Street Devco, LLC, for the property generally located at 200-08 W. Chicago Ave., 800-20 N. Wells St., 201-09 W. Institute Place. The applicant is seeking to rezone the site to a DX-7 (Downtown Mixed Use) and then re-establish planned development No. 1303, as amended. The Applicant proposes to construct a seventeen-story, mixed-use building with approximately 6,300 square feet of ground floor commercial space, 318 dwelling units, 16 accessory vehicular parking spaces, 318 bicycle parking spaces, and two loading berths. The proposed height of the building is 225 feet. The applicant may seek 4.25 in bonus FAR (Floor Area Ratio) per the Neighborhood Opportunity Bonus Program, bringing the total FAR of the project to 11.25. (19820; 27<sup>th</sup> Ward)
3. A proposed amendment to Residential Planned Development 136, submitted by Onni Atrium Apartments Limited Partnership, for the property generally located at 1140 N. Wells, 303 W. Division, and 202 W. Hill Streets. The applicant is proposing to rezone Sub-Area A of Planned Development 136 to DX-5 (Downtown-Mixed Use), expand the permitted uses to include office uses and sub-divide Sub-Area A into 5 phases. The applicant proposes the construction of a 450'-tall, 41-story building with 456 dwelling units, office and retail space, 193 vehicular parking spaces, two loading berths and 185 bicycle parking spaces within Sub-Area A4. The applicant is seeking 1.35 in bonus FAR (Floor Area Ratio). No other changes are proposed to PD 136 prior to it being re-established, as amended. (19816; 27th Ward)

4. A proposed planned development, submitted by Chicago Tabernacle of the Assemblies of God, for the property generally located at 3201-3233 North Cicero Avenue. The site is currently zoned B3-1 (Community Shopping District) and C2-1 (Motor Vehicle-Related Commercial District). The applicant proposes to rezone the site to C1-5 (Neighborhood Commercial District) before establishing a Planned Development. The proposal permits the construction of a 5-story (100'-5") building addition to expand an existing sanctuary, establish a community center, commercial ground floor space, add medical service use and 115 accessory parking spaces. The Chicago Tabernacle Church currently improves the site including a 3-story mixed-use building with 42 existing dwelling units and ground floor retail use, and accessory vehicular parking spaces. (19139; 30th Ward)
5. A proposed 2019 Amendment to Planned Development No. 70, As Amended, and Lake Michigan and Chicago Lakefront Protection Application No. 731 submitted by 601 W. Companies, LLC, for property generally located in an area bounded by North Michigan Avenue, East Wacker Drive, North Lake Shore Drive and East Randolph Street. The Applicant proposes to amend PD 70 to allow for the purchase of approximately 96,000 square feet of additional floor area via the Floor Area Bonus Section of the Chicago Zoning Ordinance. The project consists of a ground floor addition, the reconfiguration of interior spaces at the uppermost levels and the construction of an exterior elevator, approximately 1185' in height, to be located on the northwest corner of the existing building, located in Subarea B of PD 70 at 200 East Randolph Street, to accommodate new entertainment and public observatory uses. (19869; 42nd Ward)
6. A proposed map amendment in the Northwest Highway Industrial Corridor, submitted by Matthew Heitz for the property generally located at 5600 North Northwest Highway. The Applicant proposes to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to C3-1 (Commercial, Manufacturing, and Employment District), in order to allow for the retail sales of firewood at the subject site. There are no physical changes to the building proposed as a result of this application. (19761-T1; 45th Ward)
7. The Jefferson Park Station Area Master Plan identifies goals and implementation strategies for improvements around the Jefferson Park Transit Center, covering an area generally bounded by Bryn Mawr Avenue to the north, Montrose Avenue to the south, Austin Boulevard to the west, and Cicero Avenue to the east. (45th Ward)
8. A proposed planned development, submitted by, Farpoint Acquisitions LLC, for the property generally located at 4812 North Broadway. The site is currently zoned B3-3 (Community Shopping District) and B3-5 (Community Shopping District). The applicant is proposing to rezone the site to a unified B3-5 (Community Shopping District) prior to establishing an Entertainment Planned Development. The applicant requests this rezoning to rehabilitate and reoccupy the Chicago Landmark Uptown Theatre. The proposal would increase the capacity of the theatre to approximately 5,800 people. (19868; 46<sup>th</sup> Ward)

Adjourn